

SNAPSHOT of HOME Program Performance--As of 06/30/08
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): Binghamton

State: NY

PJ's Total HOME Allocation Received: \$10,066,761

PJ's Size Grouping*: C

PJ Since (FY): 1992

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*	
					Group	C Overall
Program Progress:				PJs in State: 28		
% of Funds Committed	93.92 %	92.74 %	11	92.82 %	56	56
% of Funds Disbursed	85.34 %	76.92 %	15	82.38 %	51	52
Leveraging Ratio for Rental Activities	1.71	2.15	16	4.55	30	25
% of Completed Rental Disbursements to All Rental Commitments***	100.00 %	72.82 %	1	80.69 %	100	100
% of Completed CHDO Disbursements to All CHDO Reservations***	77.00 %	68.56 %	12	67.01 %	58	63
Low-Income Benefit:						
% of 0-50% AMI Renters to All Renters	81.48 %	79.28 %	12	79.23 %	39	44
% of 0-30% AMI Renters to All Renters***	42.59 %	48.93 %	13	44.47 %	42	44
Lease-Up:						
% of Occupied Rental Units to All Completed Rental Units***	100.00 %	94.30 %	1	93.93 %	100	100
Overall Ranking:			In State: 12 / 28	Nationally:	58	58
HOME Cost Per Unit and Number of Completed Units:						
Rental Unit	\$13,464	\$50,155		\$24,984	108 Units	27.40 %
Homebuyer Unit	\$12,199	\$14,772		\$14,192	9 Units	2.30 %
Homeowner-Rehab Unit	\$20,061	\$11,807		\$20,036	277 Units	70.30 %
TBRA Unit	\$0	\$5,288		\$3,164	0 Units	0.00 %

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (57 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (194 PJs)

C = PJ's Annual Allocation is less than \$1 million (292 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Binghamton NY

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$36,459	\$12,199	\$21,157
State:*	\$100,532	\$90,478	\$15,850
National:**	\$86,663	\$70,545	\$22,663

CHDO Operating Expenses:
(% of allocation)

PJ: 0.0 %
National Avg: 1.1 %

R.S. Means Cost Index: 0.95

RACE:	Rental %	Homebuyer %	Homeowner %	TBRA %
White:	85.2	100.0	93.9	0.0
Black/African American:	11.1	0.0	4.7	0.0
Asian:	0.0	0.0	0.4	0.0
American Indian/Alaska Native:	0.9	0.0	0.0	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.4	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0
Asian and White:	0.0	0.0	0.0	0.0
Black/African American and White:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	0.9	0.0	0.0	0.0
Asian/Pacific Islander:	0.0	0.0	0.0	0.0

ETHNICITY:

Hispanic	1.9	0.0	0.7	0.0
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HOUSEHOLD SIZE:

1 Person:	55.6	55.6	35.7	0.0
2 Persons:	25.0	22.2	23.1	0.0
3 Persons:	13.0	11.1	16.6	0.0
4 Persons:	1.9	0.0	13.0	0.0
5 Persons:	2.8	11.1	9.7	0.0
6 Persons:	0.9	0.0	1.1	0.0
7 Persons:	0.9	0.0	0.7	0.0
8 or more Persons:	0.0	0.0	0.0	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	40.7	66.7	29.2	0.0
Elderly:	47.2	22.2	23.8	0.0
Related/Single Parent:	11.1	0.0	14.4	0.0
Related/Two Parent:	0.0	11.1	29.6	0.0
Other:	0.9	0.0	2.9	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	12.0	0.0 [#]
HOME TBRA:	0.0	
Other:	1.9	
No Assistance:	86.1	

of Section 504 Compliant Units / Completed Units Since 2001 2

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Binghamton State: NY Group Rank: 58
 (Percentile)
 State Rank: 12 / 28 PJs Overall Rank: 58
 (Percentile)
 Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 72.00%	100	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 46.46%	77	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	81.48	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 89.25%	100	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.300	2.08	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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